

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

92 Waratah Road, Huntly

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$395,00.00 & \$415,000.00

### Median sale price

Median price \$ 422,500.00

Property type Residential

Suburb Huntly

Period - From 13.08.2019

to 13.08.2020

Source Realestate.com

(Median Price-N/A=) Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47A (2) (b) of the Estate Agents Act 1980.

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
44 Caviar Court Huntly, Vic 3550	\$435,000	14.07.2020
168 Burgoyne St Huntly Vic 3550	\$440,000	04.05.2020
1 Windmill St, Huntly Vic 3550	\$375,000	29.01.2020

This Statement of Information was prepared on: 13<sup>th</sup> August 2020